

Industrial Space for Lease

4725 TOWN CENTER DRIVE, COLORADO SPRINGS, CO 80916

PRICE REDUCED!



Overview

4725 Town Center Drive, Unit B offers 4,164 SF of professional flex space located in a strategic and accessible location near the South Powers corridor, just minutes from Peterson & Schriever Air Force Bases and the Colorado Springs Airport. The space features a welcoming reception area, two private offices, and a large open office/lab space that could easily be reconfigured into additional warehouse space to suit a variety of user needs. The warehouse section includes a high-clear-height open area with a drive-in overhead door; ideal for a variety of Tenants.

Fenced yard space is also available, making it a rare find for businesses that require secure exterior storage or parking. This is a highly adaptable unit in a growth-focused submarket—call today for more information or to schedule a private tour.

Unit:	Size:	Price:
B	4,164 SF	\$14.00 SF/YR (NNN)
		\$12.00 SF/YR (NNN)

Highlights

- New Ownership
- Clean and Professional
- Minutes from Powers Boulevard
- Close to Air Force Bases
- Secure, Paved and Fenced Yard
- Flexible Terms

Property Details

	Lease Rate \$14.00 SF/YR \$12.00 SF/YR (NNN)		NNNs \$3.71 / SF / YR
	Space Available 4,164 SF		Zoning PIP-2

Rev: October 27, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Chris Myers

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com

Jayne Wilson

C: 719.722.8632

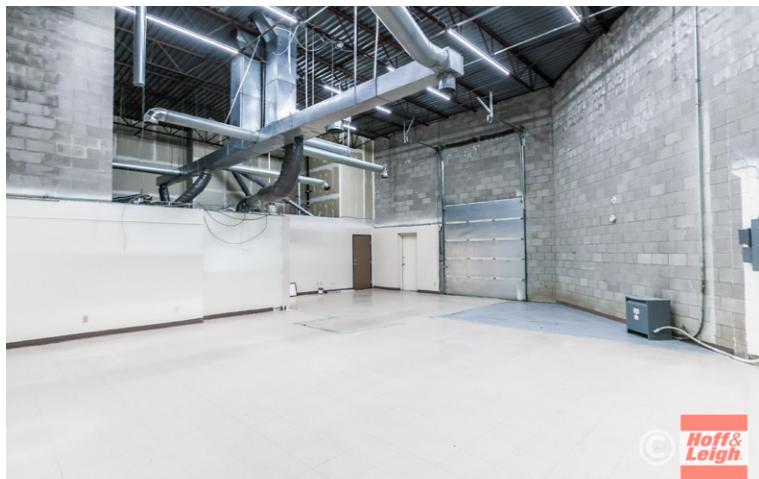
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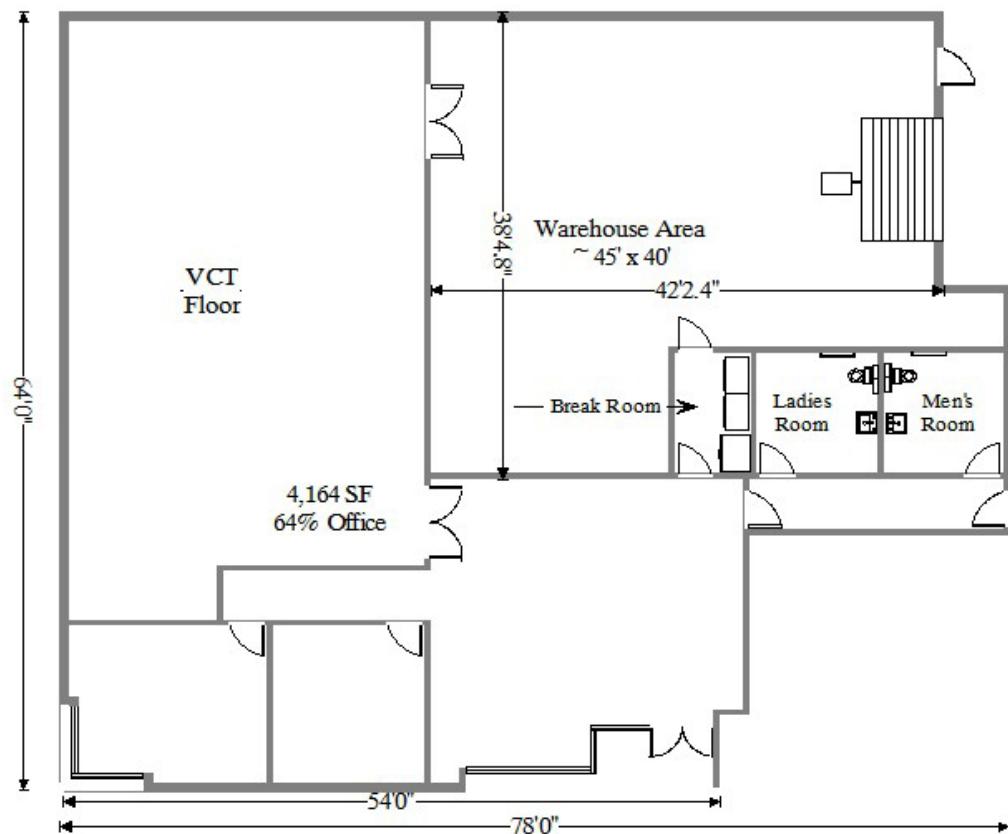
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4725 Town Center Drive - Suite B

Scale: 1/12" = 1'-0"

Tenant Contact	
Sunrise Property Management Contact:	
Debra E. Ross	
Lease Date	Tenant Approval
Date:	Rev. Date:

SUNRISE PROPERTY MANAGEMENT, INC.

1378 Amherst Street • Superior, CO 80027-8136
Phone (303) 543-9300 •



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